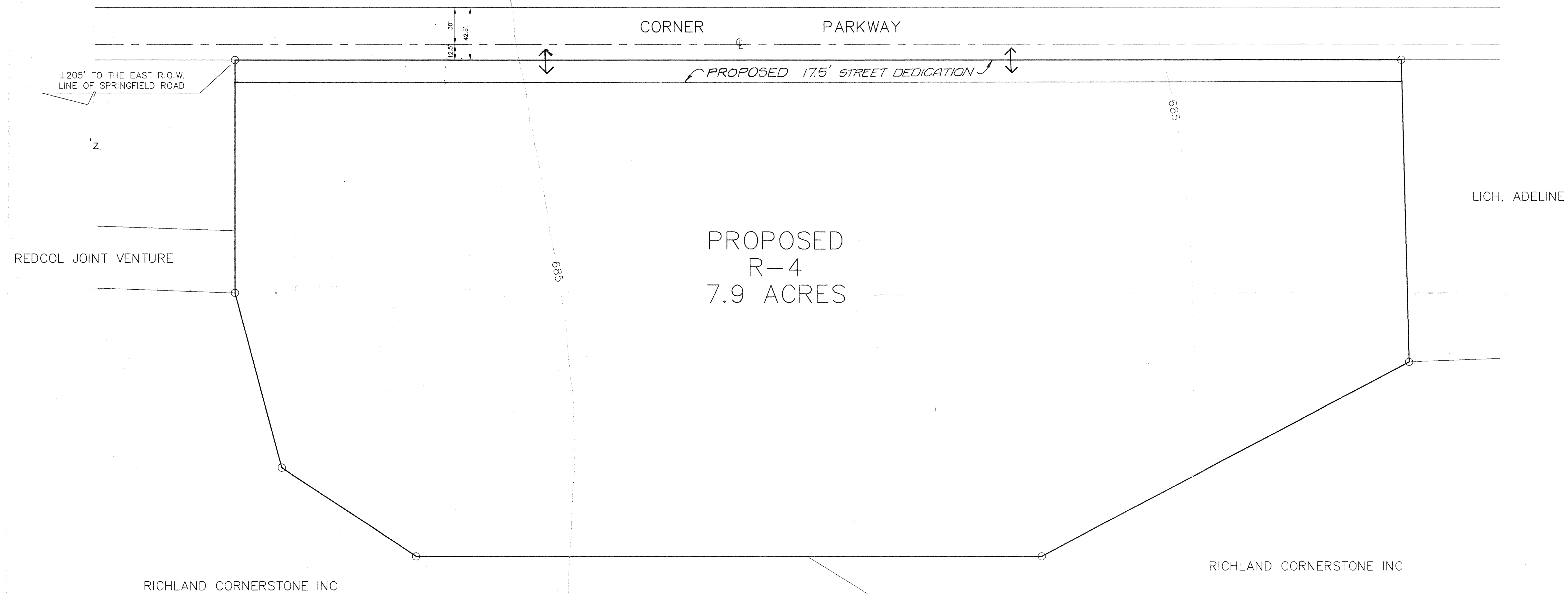


LOCATION MAP



DEVELOPER:
STERLING PACIFIC MANAGEMENT SERVICES
6001 N. 24th STREET, SUITE A
PHOENIX, ARIZONA 85016
(602) 468-1090

UTILITIES
WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

↔ DENOTES ANTICIPATED DRIVES. NUMBER AND LOCATION OF DRIVES TO BE DETERMINED WITH FINAL DEVELOPMENT PLANS. ALL DEVELOPMENTS WITHIN PROPERTY WILL SHARE INTERNAL CIRCULATION WITH ACCESS TO ALL DRIVES.

↔ LOCAL TYPE A STREET

579

PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
04.10.1997 579
(date) (number)
If no plats are filed, plan will
expire on April 10, 1999
1st plat filed on _____

RECEIVED
97 SEP 19 PM 3:01
PLANNING
DIVISION

LICH, ADELINE



W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351

REVISIONS:

JOB NO. 46450.00

FILE: ~

DATE: 08/22/97

DESIGN: _____

DRAWN: B.H.

CHECKED: _____

SHEET 1 OF 1

P.O.A.D.P. PLAN
for

CORNERSTONE BUSINESS PARK 8

**CITY OF SAN ANTONIO
POADP APPLICATION**

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 8/27/97 Name of POADP: CORNERSTONE BUSINESS PARK 8

Owners: STERLING PACIFIC MANAGE Consulting Firm: W.F. Castella and Associates. Inc.

Address: 6001 N. 24th STREET STE. A Address: 1039 W. Hildebrand
PHOENIX AZ 85016 San Antonio, Texas 78201

Phone: (602) 468 1090 Phone: (210) 734-5351

Existing zoning: I 1 Proposed zoning: R4

Texas State Plane Coordinates: X: _____ Y: _____

Site is over/within/includes: San Antonio City Limits? ☒ Yes ☐ No
Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: #2 ☒ Yes ☐ No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>#80</u>	<u>7.9</u>
Multi-family (MF)	_____	_____
Commercial and non-residential	_____	_____

Is there a previous POADP for this Site? Name NO No. _____

Is there a corresponding PUD for this site? Name NO No. _____

Plats associated with this POADP or site? Name NO No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: STEVEN E. HANAN Signature: Steven E. Hanan

Date: 8/26/97 Phone: (210) 734-5351 Fax: (210) 734-5363

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97 AUG 27 PM 2:41
CITY OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

- ✓ name of the POADP and the subdivision;
- ✓ indication of development phases on the POADP
- ✓ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ✓ north arrow and scale of the map;
- ✓ proposed land use by location, type and acreage;
- ✓ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ✓ contour lines at intervals no greater than ten (10) feet;
- ✓ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ✓ existing adjacent or perimeter streets;
- ✓ one hundred year flood plain limits;
- ✓ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ✓ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ✓ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ✓ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ✓ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ✓ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: STEVEN E. HANAN

Signature: *Steven E. Hanan*

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED MARCH 17, 1997

PAGE 2 OF 2

RECEIVED
97 AUG 27 PM 2:42
PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



CITY OF SAN ANTONIO

October 10, 1997

Steven E. Hanan, P. E.
W. F. Castella & Assoc., Inc.
1039 W. Hildebrand
San Antonio, TX 78201

Re: Cornerstone Business Park

POADP # 579

Dear Mr. Hanan:

The City Staff Development Review Committee has reviewed Cornerstone Business Park Subdivision Preliminary Overall Area Development Plan # 579. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in cursive script, likely of Emil R. Moncivais.

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., Acting City Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio, Senior Engineer Technician; Public Works Date 9-1-97
FROM: Elizabeth Carol, Planner II; Planning Department
ITEM NAME: Cornerstone Business Park FILE # NONE
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days * POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Drainage Easements maybe require
and will be address during platting
process.

Burt Rubio

Signature

Sr. Eng. Tech.

Title

9-2-97

Date

RECEIVED
97 SEP -8 AM 11:56
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio, Senior Engineer Technician; Public Works Date _____
FROM: Elizabeth Carol, Planner II; Planning Department
ITEM NAME: Cornerstone Business Park 8 FILE # NONE
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days * POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☐ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Drainage Easements maybe require and
will be address during the platting process

[Signature]

Signature

N/A

Title

As Eng Incl 9-28-97

Date



TRANSMITTAL LETTER

W.F. CASTELLA & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS

1039 W. Hildebrand • San Antonio, Texas 78201-4656
(210) 734-5351 * FAX 734-5363

Date: SEPT 8 97

To: PLANNING

Project No.: 46450.00 T/LC: _____

Re: CORNERSTONE BUSINESS
PARK 8

ELIZABETH

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS.

- ☒ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications
☐ Copy of Letter ☐ Change Order ☐ Invoices ☐ _____

SETS	COPIES PER SET	DESCRIPTION
<u>6</u>	<u>1</u>	<u>P.O.D. D.P.</u>

THESE ARE TRANSMITTED as checked below:

- ☒ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ For payment ☐ _____
☐ FOR BID DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: _____

COPY TO: _____

REC. BY: _____

DATE: _____

If enclosures are not as noted, kindly notify us as once.

SIGNED: Valerie



TRANSMITTAL LETTER

W.F. CASTELLA & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS

1039 W. Hildebrand • San Antonio, Texas 78201-4656
(210) 734-5351 * FAX 734-5363

Date: 9/19/97

To: PLANNING

Project No.: 46450.00 T/LC: 10

Re: CORNERSTONE

BUSINESS PARK

"REVISED P.O.A.D.P."

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS.

- ☒ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications
☐ Copy of Letter ☐ Change Order ☐ Invoices ☐ _____

SETS	COPIES PER SET	DESCRIPTION
<u>6</u>	<u>1.7A x 36</u>	<u>Prints</u>

THESE ARE TRANSMITTED as checked below:

- ☐ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☒ For review and comment ☐ For payment ☐ _____
☐ FOR BID DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: _____

COPY TO: _____

REC. BY: _____

DATE: _____

If enclosures are not as noted, kindly notify us as once.

SIGNED: [Signature]

Cornerstone Business Park 8

- * show curb cuts
- TIA

Called
9.5.97
Lee Wright

Cornerstone Business Park 8

@ Springfield + Corner
Parkway

Inside city

w/ 80 SFL

w/ 2 phases

on 8 acres



17.5
Dedicate ~~17.5~~
to Corner
Parkway